



Price
£275,000

Freehold

2x  1x  1x 

**Garden Close,
Staplehurst, Tonbridge,
Kent, TN12**

Wards
Helping you move forwards



Main features

- **Spacious property with scope to modernise**
- **Outstanding farmland views to the rear**
- **Off road parking and private garden**
- **Chain Free**
- **Walkable to local amenities and mainline train station.**



Nearest Schools

Primary Schools: Staplehurst School 0.5 miles, Frittenden C of E Primary 2.0 miles, Colliers Green C of E Primary 2.9 miles

Secondary Schools: Bethany School 3.1 miles, High Weald Academy 3.8 miles, Cranbrook School 3.9 miles



Transport Information

Train Stations: Staplehurst 1.1 miles, Marden 2.5 miles, Headcorn 3.3 miles

Accommodation

GROUND FLOOR

Hallway

Kitchen: 11'6 x 10'0 (3.51m x 3.05m)

Lounge: 18'2 x 14'0 (5.54m x 4.27m)

Conservatory: 12'10 x 9'7 (3.91m x 2.92m)

FIRST FLOOR

Landing

Bedroom 1: 14'8 x 12'8 (4.47m x 3.86m)

Bedroom 2: 11'7 x 7'11 (3.53m x 2.41m)

Bathroom: 7'10 x 5'9 (2.39m x 1.75m)

OUTSIDE

Off Road Parking

Rear Garden

Call Staplehurst - 01580 893322 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



13923520/20251124/JG1/MF